

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, June 19, 2018

5:00 pm

Kalamazoo City Hall - Community Room - 2nd floor
241 W. South St. Kalamazoo, MI 49007

I. Call to Order:

II. Approval of Absences:

III. Approval of Agenda:

IV. Introduction of Guests:

V. Public Comment on non-agenda items

VI. Disclaimer

Chapter 16, Section 22 of the City of Kalamazoo Code of Ordinance states:

Historical preservation is a public purpose. To serve that purpose, the Historic District Commission is hereby charged with the following responsibilities:

- a) The Kalamazoo Historic District Commission is empowered to regulate Work on the exterior of historic resources and non-historic resources in historic districts in the City of Kalamazoo and shall otherwise have all powers invested in Historic District Commissions pursuant to the Local Historic Districts Act, MCLA § 399.201 et seq. 1970 PA 169, as Amended 1992.
- b) To regulate Work on resources which, by City ordinance, are historic or non-historic resources located within local historic districts, including but not limited to the moving of any structure into or out of, or the building of any structure in, an historic district.

The following documents are available in the Community Development Department located at 415 East Stockbridge. These documents will help assist property owners in understanding the responsibilities of owning property in a local historic district, MCLA § 399.201 et seq. 1970 PA 169 as Amended 1992 (Michigan Local Historic District Act); Code of Ordinances City of Kalamazoo, Michigan (Chapter 16 - Historic District); Secretary of the Interiors Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings, 1990; Standards and Guidelines for Kalamazoo Historic Districts, and maps of Kalamazoo Local Historic Districts. These documents and maps are also available on the city of Kalamazoo website at

<http://www.kalamazoocity.org/local-historic-districts>

VII. HEARINGS

OLD BUSINESS:

- | | | |
|---|--------|---|
| a) 722 West Cedar | 5:05pm | Owner: Kal Co Land Bank |
| | | Applicant: Kal Valley Habitat for Humanity |
| | | Built: House demolished May 2018 |
| Style: vacant lot | | Owned since: |
| Zone: RM-15 | | |
| Revised plans for new house | | |
| (IHA11-0327 | | Old Application) |
| Public Comment then Commission Deliberation | | |

NEW BUSINESS:

- | | | |
|---|--------|--------------------------------|
| b) 808-10 West South | 5:15pm | Owner: Chris Horvat |
| Style: Colonial | | Built: 1915 |
| Zone: RM-15 | | Owned since: 05/08/1996 |
| Rebuild deteriorating 3 rd floor front (south) gable so it is taller | | |
| (PPZ 18-0012 | | New Application) |
| Public Comment then Commission Deliberation | | |

VIII. Approval of Minutes: May 15, 2018 (Item E)

IX. Administrative approvals - May 8, 2018 to June 12, 2018

a) No building permit required

Grand	1209	Gutters, repairs, remove NH false wall at rear
Sprague	426	bsmt windows to glass block
Sprague	426	Garage roof & repairs
Sprague	426	Garage door
Bellevue	947	Garage doors - build wooden hinged - may be fixed
WestS	624	Chimney-rebuild front w salvage from rear
Stuart	435	Rail-grip rail for SW/rear steps
Oak	533	Porch rails - replicate existing
Elm	514	Fencing in back (chain link) & front yards (picket)
Elm	501	Fence
VineW	829	Fence
WalnutW	319	Window repair - fire damaged house
SouthW	905-7	Replace NH front (north) basement door
RoseN	530	Back lit sign for SE & SW corners of trans center
SouthW	708	Repair/rehab sashes E&N side of house, exterior trim
WestS	1408	Replace door damaged in break in w salvaged door
LovellW	712	Door - front screen door
Wheaton	528	Fence
Grand	1213	Window & exterior wood repairs as needed
Osborne	926	Add storm door on rear NH addition. Replace wdw

b) Building permit required

ParkS	911	Roof
CedarW	530	Roof
Douglas	520	Roof

X. Other Business

XI. Adjournment Question and comments regarding this agenda or the Kalamazoo Historic District Commission should be directed to the Historic Preservation Coordinator at 337-8804.

A note on quorum and Historic District Commission decisions:

City of Kalamazoo Code of Ordinance – Chapter 16 – Historic District Commission – section 19 states:

“A majority of the members of the Commission shall constitute a quorum. A majority of the appointed members is required to take action on all matters not of an administrative nature, but a majority of a quorum may deal with administrative matters.” All applicants should be aware that the minimum of four of the commissioners must vote for a motion for a decision to be made in all actions. Applicants may choose to postpone their review to the next regularly scheduled meeting of the commission before the commission begins their deliberations if fewer than seven commissioners are present. The postponement form is available from the coordinator and must be filled out and signed before the applicant leaves the meeting.

GUIDELINES FOR PUBLIC PARTICIPATION AT HISTORIC DISTRICT COMMISSION MEETINGS

The Historic District Commission recognizes that citizens who make the effort to attend a Commission meeting often feel passionately about an issue. The following guidelines are not meant to discourage individual expression; rather, they exist to facilitate the orderly conduct of business and to ensure that all citizens who wish to address the Historic District Commission are able to do so in an atmosphere of civility and respect.

- Out of respect for business being conducted during the meeting, turn off all cell phones and pagers prior before the meeting.
- Citizens have opportunities to address the Historic District Commission at the following times during a meeting:
- Address Non-agenda items at the beginning of the meeting. If you wish to speak about a specific review, please wait until that review comes to the commission.

- Consideration of Regular Agenda Items. Citizens are permitted to speak to the Commission on project reviews after the applicant has made their presentation and prior to the Historic District Commission discussion. The Chair will call for comments from the public.



Streetcar barn - 1301
Cameron - more trusses
collapsed



Historic District Commission FYI - June 19, 2018

REVIEWS:

Historic District Commission:

✓ HDC cases to 05/08/18 – 67 total

Fees total year to date, 2018 \$1215

	2018		2017	2017 fees
○ 46 no fee	\$ 0		36 no fee	\$ 0
○ 11 bldg permit-\$35*	\$ 365		18	\$ 630
○ <u>10 HDC hearing</u> - \$85	<u>\$ 850</u>		11	<u>\$ 935</u>
25 TOTAL	\$ 1215		16	\$ 1565

NEW OWNERS in Historic districts* Letters sent June 11, 2018 - 21:

Date	Street w #	HD	previous owner	current owner w mailing address
5/29/18	Oak 1109	SV	REICHARD, ZACHARY JAMES 1109 OAK ST KALAMAZOO, MI 49008	GOMEZ, CARLOS 2140 ALAMO AVE KALAMAZOO, MI 49006
5/22/18	ParkS, 1024	SV	KOCH, CHRISTOPHER 1059 W TEMPERANCE RD TEMPERANCE, MI 48182-1604	RAFACZ, MICHELLE BROWN, KYLE 1024 S PARK ST KALAMAZOO, MI 49001
5/22/18	Grand, 1411	WMH	HOWE, JOHN & GANCIA, CANDICE 1411 GRAND AV KALAMAZOO, MI 49006	SALINAS, SANTIAGO GLYNN, JESSICA L 1411 GRAND AVE KALAMAZOO, MI 49006
5/22/18	Allen, 109	ST	INVESTMENT REAL ESTATE, LLC 9812 W GULL LAKE DR RICHLAND, MI 49083	RZEPKA, MATTHEW 6011 STADIUM DR KALAMAZOO, MI 49009
5/21/18	Stuart, 220	ST	STITES, JOHN DAVID 6939 WINDSONG WAY KALAMAZOO, MI 49009	KOENINGER, KELLY 220 STUART AVE KALAMAZOO, MI 49007
5/18/18	Park Place, 1015	SV	PEETERS, MARK G & NANCY A 506 JENNISON AVE KALAMAZOO, MI 49006	MCVEIGH, BENJAMIN E 116 8TH ST APT C SEAL BEACH, MI 90740
5/18/18	Davis 724	SV	SCHROCK, ANDREW 724 DAVIS ST KALAMAZOO, MI 49007	ELDRED, ERIC & THOMAS G 719 LOMA DR HERMOSA BEACH, CA 90254
5/18/18	WestS 628	SV	ALLISON, ROBERT C & CYNTHIA S 2517 HIGHPOINTE DR KALAMAZOO, MI 49008	MICHIGAN HOUSE RENTALS LLC 387 MOUNTAIN ASH FENNVILLE, MI 49408
5/18/18	WalnutW 617	SV	TRIPLE J PROPERTIES, LLC PO BOX 1326 PORTAGE, MI 49081	VANDERLUGT, JOEL KLURE, JUSTIN 2014 N 9TH ST BOISE, ID 83702-2817
5/16/18	Prospect Hill, 1442	WMH	GRAY, LLEWELLYN W & AUDREY 1442 PROSPECT HILL KALAMAZOO, MI 49006	MORGAN, HEATHER & DAVID 1442 PROSPECT HILL KALAMAZOO, MI 49006

5/15/18	WestS 1301	SV	RETRO KALAMAZOO LLC 4766 CARVER DR KALAMAZOO, MI 49009	VAN DEN AKKER, WILLIAM 3674 LOUISIAN ST SAN DIEGO, CA 92104
5/15/18	Minor 734 Minor 732	SV	ROHS, JOHN D 5118 SOUTH 4TH ST KALAMAZOO, MI 49009	CLARKE, KRISTEN & TREVOR 455 PALM AVE CORONADO, CA 92118
5/14/18	Locust 511	SV	DIETRICH BROTHERS LLC 2777 WOODWARD AV SW WYOMING, MI 49509	DANEFF, KYLE 31 N 2ND E SODA SPRING, ID 83276
4/30/18	Oak 1012	SV	KNOWLTON, JOHN T 6677 BELGIAN AVE KALAMAZOO, MI 49009	ZOO MGMT LLC 721 W CENTRE AVE PORTAGE, MI 49024
4/30/18	LovellW 724	SV	GRAY, ROSEMARY TTEE GRAY, MICHAEL STEVEN TTEE 724 W LOVELL ST KALAMAZOO, MI 49007	MCDONALD, STEVEN 724 W LOVELL ST KALAMAZOO, MI 49007
4/27/2018	Oak 1322	SV	VALE PROPERTIES, LLC 9002 W PQ AVE MATTAWAN, MI 49071	KLAMER, HOLLY L 1635 11TH ST MARTIN, MI 49070
4/27/2018	Sprague 414	WMH	CARPENTER, RICHARD N/CAROLINA 414 SPRAGUE AVE KALAMAZOO, MI 49006	MILLS, BRUCE E HOLTAPP, MARY M 414 SPRAGUE AVE KALAMAZOO, MI 49006
4/23/18	Oak, 1313	SV	SALESBERRY, MICHAEL&AUDREY 1328 SAINT JOSEPH CIR SAINT JOSEPH, MI 49085	DANEFF, KYLE 31 N 2ND E SODA SPRINGS, ID 83276
4/23/18	Axtell 526	SV	O'NEILL, PETER & MATTHEW J 526 AXTELL ST KALAMAZOO, MI 49008	COOKE, JEFF A 5620 SW DOVER LN PORTLAND, OR 97225
4/23/18	Oak 1423	SV	LAFORGE, CHRISTOPHER L 1419 OAK ST KALAMAZOO, MI 49008	VAN DEN AKKER, AMY & WILLIAM 3674 LOUISIANA ST SAN DIEGO, CA 92104
3/28/18	Oak 1209	SV	Managed by Hickory Management	MARSHALL, VICTOR & GRETCHEN 450 S WOODLANDS DR CLARKLAKE, MI 49234-9757

Blank for packets

Rev. Nov 2011



Department of Planning and Community Development
Kalamazoo Historic District Commission

415 Stockbridge
Kalamazoo, Michigan 49001
Telephone (269) 337-8804 - FAX (269) 337-8429
ferraros@kalamazoo-city.org

APPLICATION FOR PROJECT REVIEW

COMPLETE Applications for review at the Historic District Commission meeting must be received by 5:00 pm on the second Tuesday of the month- the meeting is on the third Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 722 West Cedar Historic District: South St-Vine Area
Applicant: Dangerous Buildings Board Owner YuSun Matusiak, Dean
Mailing Add. 415 Stockbridge Mailing add 722 W. Cedar
City State & Zip: Kal MI 49001 City, State Zip Kal MI 49007
Phone: 269-337-8447 Phone: N/A
Fax: 269-337-8513 Fax: _____
Email suwarskyr@kalamazoo-city.org Email _____

- | |
|---|
| Application Checklist:
(Incomplete applications will be held until the next review meeting.) |
| <input type="checkbox"/> Drawings 11x17 or smaller. |
| <input type="checkbox"/> Measurements of existing building work location |
| <input type="checkbox"/> Measurements of addition/change |
| <input type="checkbox"/> Materials list |
| <input type="checkbox"/> Site plan including north arrow |
| <input type="checkbox"/> Other |

Proposed Work: Use additional sheets to describe work if necessary Per the decision of the Dangerous Buildings Board on November 7, 2011, the board requests demolition of this house as a dangerous and blighted building

N/A This property has at least one working smoke detector for each dwelling unit.
(Owner or applicant's initials) (Required) * see back

Applicant's Signature: [Signature] Date: _____
Owner's Signature: _____ Date: 12/5/2011
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 11-0327 Date Received*: 12/05/2011
Complete application 12/05/2011

REFERRED TO:

COMMISSION

Meeting Date: 12/20/2011

COMMENTS: _____

ADMINISTRATIVE

Staff Review Date: / /

COMMENTS _____

Approve in Concept Date: / /
Letter mailed / /

COA issued / /

FINAL ACTION

Approve Site Visit Approve w/Conditions Deny Postpone Withdrawn

ACTION DATE / /

Certificate of Appropriateness Issued / /

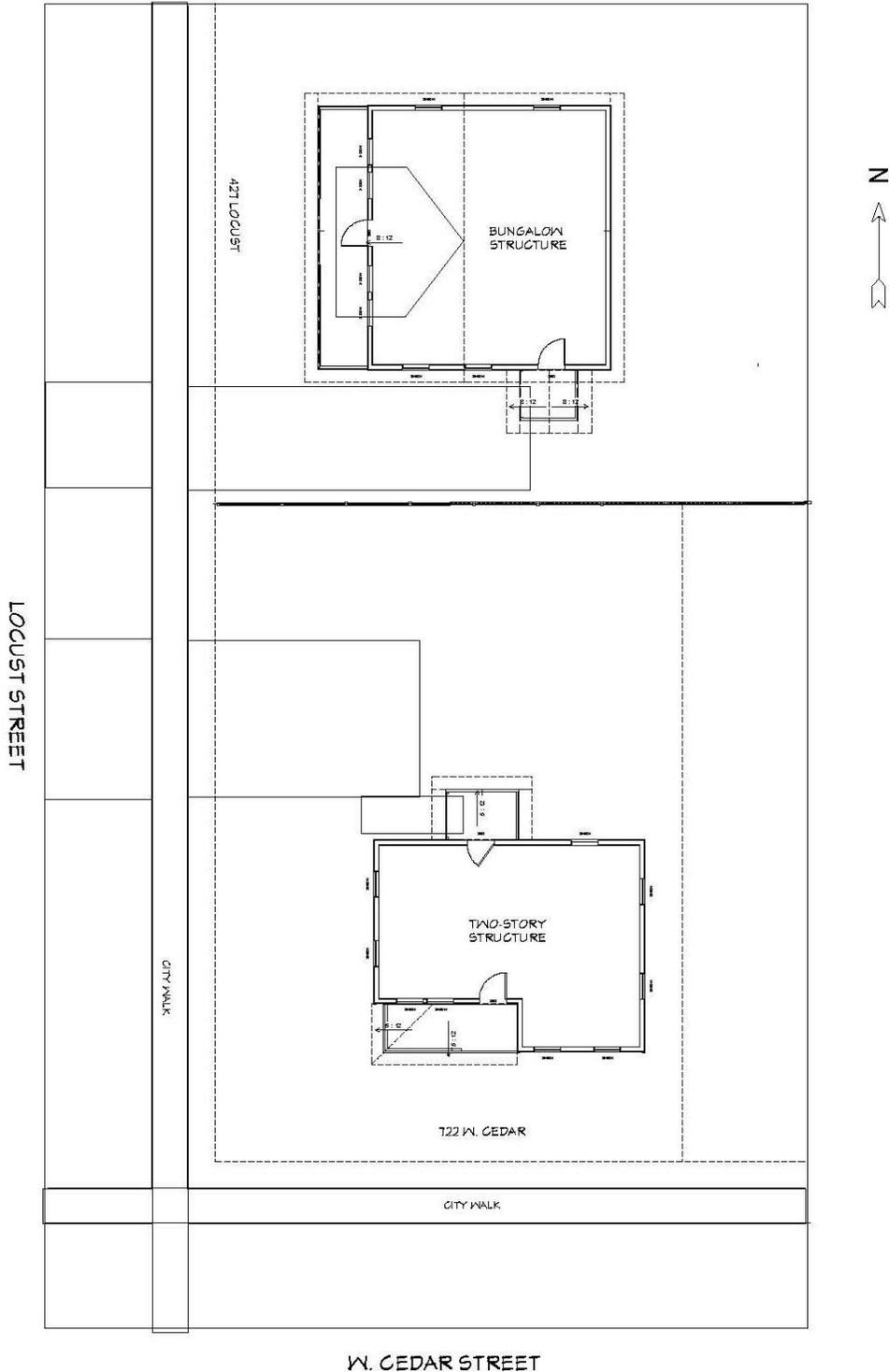
Notice of Denial with appeals information / /

Notice to Proceed / / Comments _____

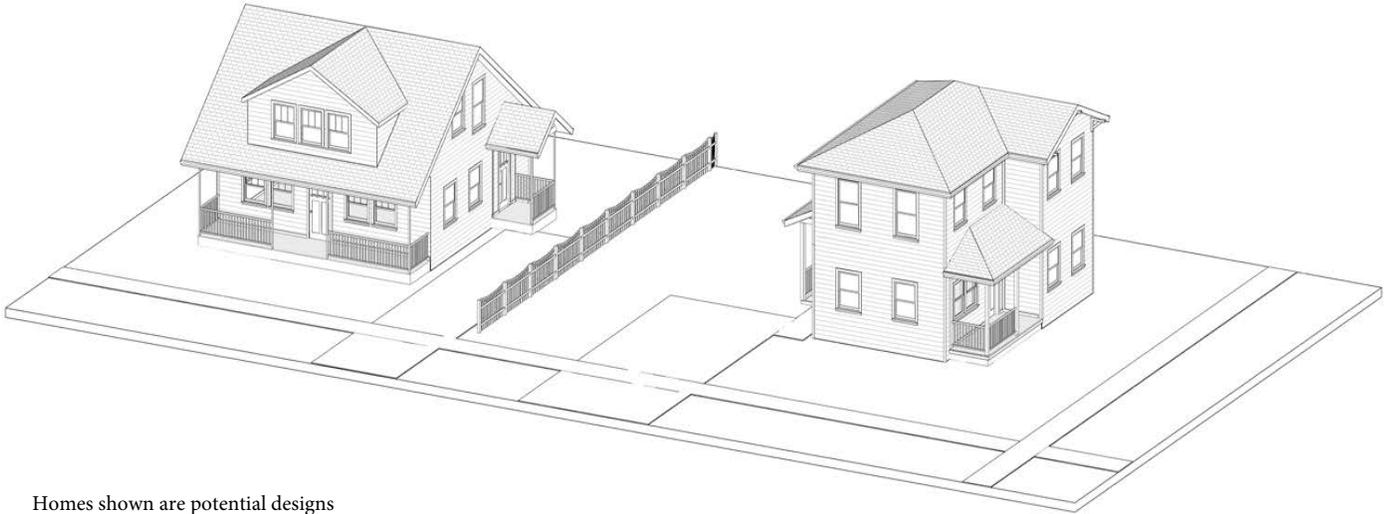
Help build it!

Proposed site plan for 722 W. Cedar Street and 427 Locust Street

The site plans below show the proposed orientation and location of the two new homes on the properties. Locations are not precise and subject to review by the HDC.



Proposed site plan: oblique view from southwest



Homes shown are potential designs

Potential house designs

Below are two potential house plans for the site. They are rough plans meant to compliment the surrounding historic structures, and are only examples of the type and sizes of homes that KVHH can build.



IHA 11-0327 HDC

ITEM A



HDC Meeting 06/19/2018

4 of 8



Kalamazoo Valley
1126 GULL RD.
KALAMAZOO, MI 49048



WEST ELEVATION (W. CEDAR ST.)



WEST ELEVATION (LOCUST ST.)



NORTH ELEVATION



EAST ELEVATION

722 W. CEDAR ST.
ELEVATIONS

SCALE: NOT TO SCALE

REVISED 5.23.2018—TT

IHA 11-0327 HDC



(1) 722 W. Cedar (photos 2014) SE corner - **DEMOLISHED**
(3) 423 Locust - house to the north on Locust

ITEM A



(2) 718 W. Cedar - House to the south
(4) 802 W. Cedar - House to the west across Locust



HDC Meeting 06/19/2018



6 of 8



Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address 722 West Cedar **CASE #** IHA 11-0327
Applicant Kalamazoo Valley Habitat for Humanity **Year built:** vacant lot
Owner Kalamazoo County Land Bank **Owned since** present
Received May 23, 2018 **Meeting date:** June 19, 2018

Previous reviews (HDC = commission meeting; Admin = administrative approval):
2007 – Roof to Standards (Kalamazoo Neighborhood Housing Services) Admin
2011 – Application to demolish existing house per DBB order.
2014 – Approve in concept raze existing house, new house to be built on site by Kalamazoo Valley Habitat for Humanity
2014- fall 2017 – resolving ownership/tax issues between land contract buyer & seller and KVHH.
2017 – Notice to Proceed with demolition 06/08/2017

Historic District South St – Vine Area
Zoning RM-15 (Residential, Multi-Dwelling)
Additional Permits required – Building permit
Rental History: House was a two unit rental in the 20th century, razed in May 2018

Proposed Work: Construct new house for Kalamazoo Valley Habitat for Humanity

Observations:

- New construction (depending on whether one or two houses are built on the lots) may require a zoning variance. The zoning official has indicates that a variance will likely be approved.

Applicable Criteria - Secretary of the Interior Standards for Rehabilitation

#10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new house aligns with the setback of the adjacent houses and is a compatible design in height and dimensions.

COMMISSION ACTIONS (Motions):

- Approve the new design for the house as meeting Standard 10.
- The commission could postpone to ask for more information:
 - _____
 - _____
- The commission could deny the new construction as not complying with Standard 10.
+++++

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



RECEIVED JUN 12 2018

Department of Community Planning and Development
Kalamazoo Historic District Commission
415 E. Stockbridge - Kalamazoo, Michigan 49001
Telephone (269) 337-8804 - FAX (269) 337-8513
ferraros@kalamazoo.org

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 808 W South St
Historic District: [X] South/Vine [] Stuart [] West Main Hill [] Rose Place [] Haymarket
Applicant: Chris Horvath Owner: Chris Horvath
Mailing Add. 810 W South St Mailing add
City State & Zip: Kal. Mi. 49007 City, State Zip
Phone: 972/757-6777 Phone:
Email cgh52@yahoo.com Email @

Contractor: John Hugelhoff

() Work to be done by owner

Contractor X

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets repair & enlarge front gable

() This property has at least one working smoke detector for each dwelling unit. (Owner or applicant's initials) (Required) * see back

Applicant's Signature: [Signature] Date: 6/12/18
Owner's Signature: Date:
(if different)

Application Checklist:
(Incomplete applications will be held until the next review hearing.)
[] Drawings 11x17 or smaller with dimensions
[] Materials list
[] Site plan including north arrow
[] Other
[] \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ - 18-0012 Date Received*: 6/12/18
Zoning RM-15 Year built 1915 Complete application 6/12/18
Owned since 05/08/1996

COMMISSION Meeting Date: 06/19/2018 Hearing fee paid \$85 Yes
Check # 1416

COMMENTS:

Approve in Concept Date: Letter mailed

FINAL ACTION
[] Approve [] Site Visit [] Approve w/Conditions [] Deny [] Postpone [] Withdrawn
ACTION DATE

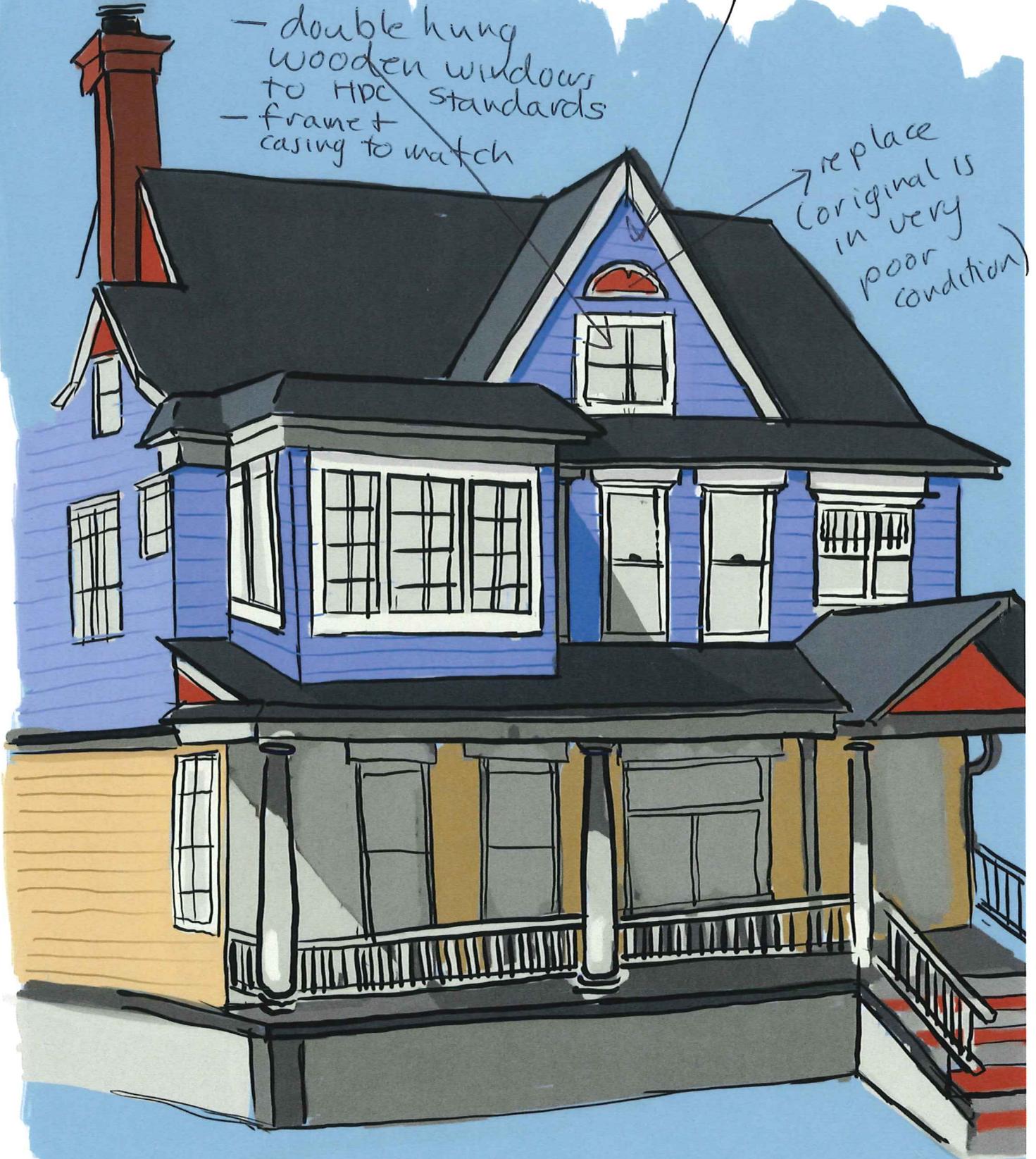
Certificate of Appropriateness Issued
Notice of Denial with appeals information
Notice to Proceed Comments



→ cedar shingle,
to match 2nd
floor

- double hung
wooden windows
to HPC standards
- frame +
casing to match

→ replace
(original is
in very
poor
condition)







Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS

Property address 808-10 W. South
Applicant Chris Horvat
Owner Chris Horvat
Received 6/12/18

CASE # PPZ 18-0012
Year built: 1915
Owned since 05/08/1996
Meeting date: June 19, 2018

Previous reviews (HDC = commission meeting; Admin = administrative approval):

- 1999 – Gable alteration approved in concept (*Different plan than current proposal*) (HDC)
- 2004 – Replace NH single lite kitchen window with operating double hung (Admin)
- 2006 – Replace deteriorated back yard picket fence with 6' tall shadow fence (Admin)
- 2008 – Front porch columns, gutters as needed, W side porch rail, missing windows (Admin)
- 2010 – Storm windows (Admin)
- 2011 – Front/south stair guardrail, Replace siding & window casings to match (Admin)
- 2009 – Remove severely deteriorated chimney (HDC)
- 2012 – Storm windows (Admin)

Historic District South Street – Vine Area
Zoning RM-15 (RM-15 Residential, Multi-Dwelling)
Additional Permits required – Building
Rental History: Certified rental – lower unit is rental

Proposed Work:

Add taller gable to replace short, deteriorating south facing (front) gable on the 3rd floor

Observations:

- The structural members of the existing gable are beginning to fail and are sagging.

Applicable Criteria

Secretary of the Interior Standards for Rehabilitation

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The enlarged gable represents a minimal change to allow better use of the attic.

COMMISSION ACTIONS (Motions):

- a. Approve the enlarged gable as specified. The plan substantially complies with Secretary of the Interior Standards #6. Approval of any final details to be delegated to the historic preservation coordinator.
- b. The commission could postpone with the applicants consent, to ask for more details. The applicant will need to be present for review at the next scheduled Historic District Commission meeting.
- c. The commission could deny, based on Secretary of the Interior Standard #1-6.

+++++

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

Case#PPZ 18-0012



(1) 808-10 W. South photos March 2018 SW corner
(3) Front/south

ITEM B



(2) SE corner
(4) SW corner 2010

A



HDC Mtg 06/19/18



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Case#PPZ 18-0012

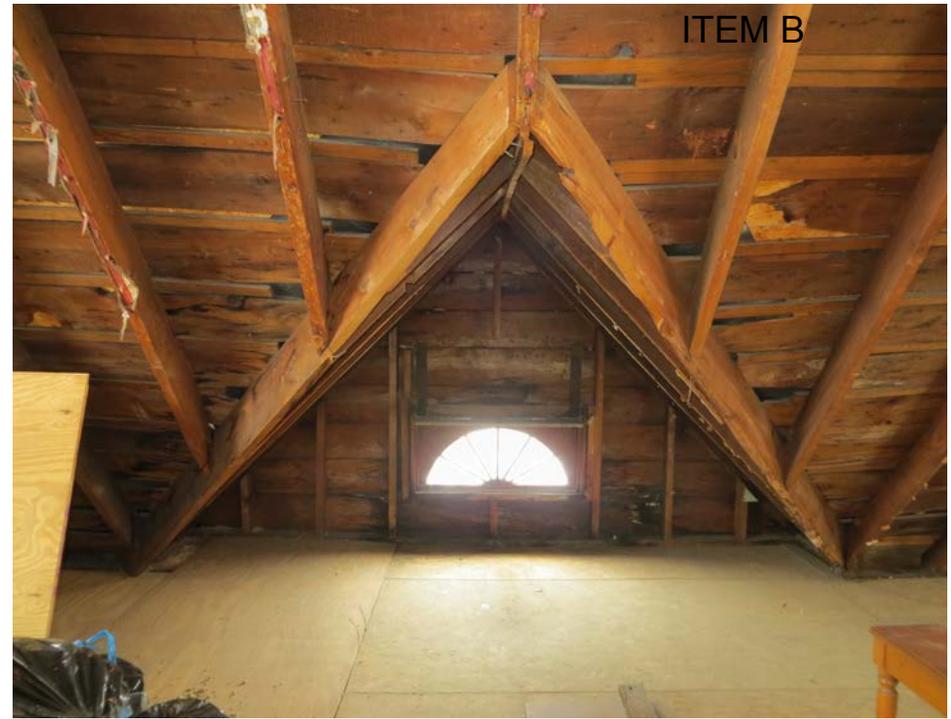


(1) 808-10 W. South photos March 2018 front half of attic
(3) Gable from the interior – left/east



HDC Mtg 06/19/18

ITEM B



B
(2) Gable from the interior
(4) Gable from the interior – right/west



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City of Kalamazoo
HISTORIC DISTRICT COMMISSION
Minutes
May 15, 2018 - DRAFT

2nd Floor, City Hall
241 W. South Street
Kalamazoo, MI 49007

Members Present: Grant Fletcher, John Mitchell, Andrew Grayson, Bob Oudsema, Dana Underwood and Jeremy Berg

Members Absent: B. J. Shell

City Staff: Sharon Ferraro, Historic Preservation Coordinator; Kerrie LeClercq, Recording Secretary

Guests: Nicole Sabel and Bob Noble (applicant)

I. CALL TO ORDER

Mr. Fletcher called the meeting to order at 4:57 p.m.

II. APPROVAL OF ABSENCES

Mr. Oudsema made a motion to approve B. J Shell's absence for the May 15, 2018 Historic District Commission meeting. The motion was supported by Ms. Underwood and passed unanimously.

III. APPROVAL OF AGENDA

Ms. Ferraro asked that a discussion of the drawings for 218 Allen Boulevard be added to the agenda under Other Business. Mr. Mitchell, supported by Mr. Grayson, made a motion for the approval of the agenda, as amended, for the May 15, 2018 Historic District Commission meeting. With a unanimous vote, the motion carried.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

V. DISCLAIMER

Ms. Ferraro read the disclaimer into the record.

VI. HEARINGS

OLD BUSINESS

None

NEW BUSINESS

- a) **714 Locust Street** **Owner: Bob Noble**
Style: Italianate **Built: 1886**
Zone: CN-1 **Owned since: 11/22/95**
Replace deteriorated front door with similar fiberglass door to fit existing opening (PPZ 18-0010 New Application)
Public Comment then Commission Deliberation

Mr. Bob Noble was present as the owner of the property. The existing front door, which is made of wood and original to the home, is deteriorated and not weather-tight. Additionally, the door can be removed easily, as there are problems with the door hinges. The brass plate behind the doorknob does not cover any wood. The existing opening for the door is 32" wide x 81" high. Mr. Noble has attempted to find a replacement wooden door at both Home Depot and Menards, but has only been able to find doors with a minimum width of 36" and the door opening cannot be enlarged. As a result, he is seeking approval from the HDC to purchase an insulated, prebuilt fiberglass door which would mimic the look of wood. Metal doors are currently prohibited by the Secretary of Interior Standards, but fiberglass doors are not mentioned, as the Standards were written in the 1990's. Discussion ensued, during which Mr. Mitchell suggested that Mr. Noble contact Carter Lumber or Woodwork Specialties to see if perhaps a wooden door would be available for a reasonable rate. Mr. Oudsema pointed out that he believed the existing historical door could be repaired for roughly the same amount of money that it would cost to purchase a brand new fiberglass door. Mr. Grayson asked Ms. Ferraro if she was concerned about an approval to the project creating a precedent for future Commission decisions, but she did not believe that it would be an issue, as each project is reviewed on a case-by-case basis.

A motion was made by Mr. Oudsema, supported by Mr. Grayson, to approve the replacement of the door as specified, as the plan substantially complies with the Secretary of the Interior Standard #6. Approval of any final details will be delegated to the Historical Preservation Coordinator. A roll call vote was taken and the motion passed with the following results:

Ayes (4) – Mr. Mitchell, Mr. Grayson, Mr. Oudsema and Mr. Fletcher
Nays (2) – Mr. Berg and Ms. Underwood

VIII. APPROVAL OF MINUTES

Mr. Oudsema, supported by Mr. Berg, moved to approve the minutes for the April 17, 2018 Historic District Commission meeting. The motion passed unanimously.

IX. ADMINISTRATIVE APPROVALS

No building permit required:

- a) 320 East Michigan – Mail box, doors on storefronts
- b) 1213 Grand – Chimney repairs and new cap
- c) 1324 West S – Fence on west property line
- d) 602 McCourtie – Fence on east property line
- e) 447 West South – Roof- Flat on read addition
- f) 471 West South – Repointing
- g) 824 South Westnedge – Remove canopy, clean façade, add canister down lights
- h) 715 Eleanor – Fence extension
- i) 225 West Walnut – Stair guardrail on front porch
- j) 206 Woodward – Repair exterior wood to match before painting
- k) 1535 Grand – Reconfigure NH rear windows on the first floor
- l) 445 Forest – Signs – Window graphics
- m) 907 West South - Gutters

Building permit required:

- a) 120 West Dutton – Roof, wood and window repairs, porch, gutters
- b) 124 West Dutton – Roof, wood & window repairs, porch rebuild, gutters
- c) 128 West Dutton – Roof, wood & window repairs, gutters
- d) 100 Monroe - Roof

There were no questions or comments from Commission members regarding these agenda items.

X. OTHER BUSINESS

- a) Ms. Ferraro requested that this item be added to the agenda. She presented the latest plans for the proposed ramp at 218 Allen Boulevard. Mr. McNutt, Kalamazoo City Building Official, did not approve the original ramp drawing as presented. These new plans now show a massive rear ramp involving three switchbacks. At the April 2018 HDC meeting, the ramp was approved with the final details being left to the discretion of the Historic Preservation Coordinator and that the building official needed to approve the landing size and other details to comply with the building code for barrier free ramps. However, the new plans are so enlarged that Ms. Ferraro felt she needed to bring it back to the Commission for further review. The consensus was that, if the new plans are approved by Mr. McNutt, Ms. Ferraro can move forward with approval of the details, unless she feels at any time that there is a compelling reason to bring the property owner back in front of the Commission.

XI. ADJOURNMENT

Mr. Oudsema moved to adjourn the meeting, supported by Mr. Berg and approved unanimously.

The meeting adjourned at 5:41 p.m.

Submitted by: _____ Date: _____
Recording Secretary

Reviewed by: _____ Date: _____
Preservation Coordinator

Approved by: _____ Date: _____
HDC Chair